

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF SAMUEL DOUGLAS REED,  
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS  
AND PROPOSED DISPOSITION OF PARCEL R-93  
IN THE CHARLESTOWN URBAN RENEWAL AREA  
PROJECT NO. MASS. R-55

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WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Samuel Douglas Reed has expressed an interest in and has submitted a satisfactory proposal for the rehabilitation of Disposition Parcel R-93 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW. THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Samuel Douglas Reed be and hereby is finally designated as Redeveloper of Parcel R-93 in the Charlestown Urban Renewal Area.
2. That it is hereby determined that Samuel Douglas Reed possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.



4. That the Final Working Drawings and Specifications submitted by Samuel Douglas Reed for the development of Parcel R-93 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-93 to Samuel Douglas Reed, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)



R-

241 Bunker Hill Street

AREA 1,107 sq. ft.

WIDTH

DEPTH

SITE

ACCESS

PARKING

D.U.'s 1 single Family  
to be rehabbed

TYPE

ZONING

NOTES:

PARCEL BOUNDARIES AND AREAS BASED ON  
CITY ASSESSOR'S MAPS ARE APPROXIMATE,  
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS  
SEE:

CHARLESTOWN URBAN RENEWAL PL.

PROJECT NO. MASS. R-55

BOSTON REDEVELOPMENT AUTHORITY

FEBRUARY 25, 1965.



DISPOSITION

PARCELS

DATE:

Charlestown

Urban Renewal Area

Massachusetts R-55

BOSTON REDEVELOPMENT AUTHORITY





## PROPERTY PROFILE

DATE:	Sept. 6, 1974
REUSE PARCEL:	R-93
ADDRESS:	241 Bunker Hill St. Chas.
TYPE OF CONSTRUCTION:	VI
OWNER:	BRA
EXISTING OCCUPANCY:	Vacant
LEGAL :	1 DU & Store
PROPOSED:	1 DU
ESTIMATED COST OF REHAB:	\$17,400.00

The necessary rehab to meet the objectives of the Charlestown Urban Renewal plan are as follows:

### EXTERIOR:

1. Replace all windows with new to match existing, remove store front and replace with mullion windows, replace existing siding with new wood shingles painted with two coats, install new front and rear entrances. \$2300.00

### BASEMENT:

1. Install new concrete floor finished smooth. \$ 600.00
2. Install new A.G.A. approved gas fired hot water boiler with all necessary controls, thermostats and baseboard radiation to provide sufficient heat to all rooms and hallways with three zone controls. \$2000.00
3. Install new A.G.A. approved automatic 30 gal. gas hot water heater with all necessary piping to supply kitchen, bathroom and laundry area. \$ 400.00
4. Install new 100 Amp Electrical service with all new wiring, convenience outlets, switches and fixtures. \$1300.00

### FIRST FLOOR:

1. Erect partitions in open area with doors, to form living room, dining room and half bath. \$1000.00
2. Install new Kitchen complete. \$3000.00

FIRST FLOOR (cont'd)

- |   |           |
|---|-----------|
| 3. Redecorate walls, floors, and ceilings throughout. | \$1600.00 |
| 4. Install plumbing and fixtures for half bath.       | \$ 500.00 |

SECOND FLOOR:

- |  |           |
|--|-----------|
| 1. Install new bathroom complete.                    | \$1800.00 |
| 2. Redecorate walls, floors and ceilings throughout. | \$1600.00 |

THIRD FLOOR

- |   |           |
|---|-----------|
| 1. Redecorate walls, floors, and ceilings throughout. | \$ 800.00 |
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August 27, 1975

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA MASS. R-55  
DISPOSITION PARCEL R-93  
FINAL DESIGNATION OF REDEVELOPER / REHABILITATION

On July 23, 1975 the Authority tentatively designated Samuel Douglas Reed as redeveloper of Disposition Parcel R-93, located at 241 Bunker Hill Street in the Charlestown Urban Renewal Area.

This parcel contains approximately 1,107 square feet of land with a vacant single family house thereon.

Mr. Reed has agreed to rehabilitate this property to meet the objectives of the Charlestown Urban Renewal Plan as outlined by our Rehabilitation Department.

It is therefore recommended that the Authority adopt the attached resolution designating Samuel Douglas Reed as redeveloper of Disposition Parcel R-93.

ATTACHMENT

